



PORTER COUNTY DEVELOPMENT REVIEW COMMITTEE
April 11, 2018 – MEETING MINUTES

LOCATION: County Administrative Center, Ste 205 TIME: 9:00 a.m.
155 Indiana Avenue, Valparaiso IN

MEMBERS IN ATTENDANCE

Robert Thompson, Director
Kevin Breitzke, County Surveyor
Kelly Cadwell, Environmental Director, Health Dept.
Michael Novotney, County Engineer
Kristy Marasco, Assistant Director

Case: MI-16-0097

Applicant: Urschel Development Corp.

Replat of Lot 2 – Urschel Estates Minor Subdivision

Location: Northeast corner of Froberg and Ransom Road, in Center Township

Zoning: R1, Low Density Single-family Residential District

Acreage: 33.88 +/- acres

Request: Case continued from the April 4, 2018 meeting. Plat approval of the Replat Lot 2 in Urschel Estates Minor Subdivision which will result in two lots. Lot 2A will consist of 28.88 acres. Lot 2B will consist of 5 acres in which this lot will serve as a building site for a proposed detached single-family residential structure.

Since the last meeting they have addressed Mr. Novotney's concerns, most importantly adding Lot 2A to the drainage calculations. They have provided a preliminary plat showing all of Kelly Cadwell's concerns and they have included the redaction clause which was Mr. Breitzke's concern.

Discussion: Mike Novotney reported the recent submittal meets all of the Porter County Storm Water requirements. He feels it can be approved. Kelly Cadwell received all items she asked for and has no further comments.

Bob Thompson stated since this is a primary plat, letters of notification have to be sent out to the neighbors. It will be published in the newspapers. There is an appeal period. Once that time period is up they can sign the final plat.

Motion: Mike Novotney moved to approve case MI-16-0097. Kevin Breitzke seconded the motion and so approved.

Case: ZO-18-0015

Applicant: Bennett's Storage Inc., c/o Attorney Todd A. Leeth

Location: 768 North 400 West, in Portage Township

Zoning: R2, Medium Density Single-family Residential District

Acreage: 2 +/- acres

Request: Informal review, amendment to the Unified Development Ordinance to rezone a parcel of land from R2 (Medium Density Single-family Residential District) to CH (High Intensity Commercial District), for a proposed indoor storage facility.

Todd Leeth presented. Also present were members of Duneland Group. The Petitioner owns the property immediately south where there already are storage units.

Discussion: The existing residential unit on the property will be removed along with the garage. The gravel drive may be incorporated into the project. The existing detention pond will be incorporated in the project. They are aware of the County Storm water requirements. There will not be water facilities in any of the buildings. Kelly Cadwell asked that the tank and well be properly abandoned. Kevin Breitzke discussed drainage problems in the past. The plan they have for drainage will be a big help. Screening requirements were discussed. The buildings are 20' X 553'. The entire area will be gravel around the buildings. The topo contour lines shown are current.

This will be presented at the April 25th Plan Commission meeting.

Case: SE-18-0011

**Applicant: Coach House Storage Solutions, LLC c/o Attorney William Ferngren
Kuder Industrial Park Minor Subdivision**

Location: 4306 Evans Avenue, Washington Township

Zoning: I2, General Industrial District

Acreage: 3.68 +/- acres

Request: Informal review, seeking a Special Exception Variance from the Unified Development Ordinance to waive the requirement to connect to municipal sewer and water and to utilize well and septic for a storage facility.

Bill Ferngren presented. He explained the project and the expense involved if made to connect to the municipal sewer and water.

Discussion: The proposal is to use an infiltration basin. The neighbors have reported they never see water back up on this property. Long term maintenance will be important with this project. They have not gotten a report from the Health Department. The storage units will be used for storage of RVs. There will be one and a half bathrooms. There will be a dump station. The Health Department always feels hooking into sewer and water is the best way to go. The City utilities are at the Lakes of Valparaiso. Agricultural field tiles may be in the area. Access will be a single driveway. The plat should be marked laydar was used. The septic and well on the adjacent property will have to be located and the proposed septic and well will have to be within the regulations.

This will be heard at the April 18th BZA meeting.

Case: DP-18-0018

Applicant: BTBH Investments LLC c/o E Donald Bengel

Replat of Lots 44 and 45 in High Meadows West Section C Subdivision

Location: 867 and 875 Farmview Drive, Jackson Township

Zoning: RR, Rural Residential District

Acreage: 2.73 +/- acres

Request: Replat approval of Lots 44 and 45 in High Meadows West Section C Subdivision for a proposed sixty (60') right-of-way that will come from Lot 45. Lot 44 is only affected by a building line for the proposed road.

Don Bengel presented.

Discussion: It was discussed if a road will be built right away and future home buyers. There is an REMC easement. The whole subdivision has this. Kelly Cadwell has received all information she requested and has no more questions. Kevin Breitzke asked about the right-of-way and easements. He encouraged a fence line to show ownership so that the property is not encroached upon. A table needs to be on the plat showing information. This is not a significant change and does not have to go before the Plan Commission. It is significant enough for DRC review.

Motion: Kevin Breitzke moved to continue case DP-18-0018 for the curve tables and sketch of Lot 44 relative to the setbacks. Mike Novotney seconded the motion. The motion carried 3-1 (Cadwell).

There being no further business, the meeting adjourned 9:55 a.m.